

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **January 10, 2005**

Members Present-

Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Keith Hunter-Environmental Health, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Mike Springstead-Springstead Engineering, Barry Ginn-Ginn Engineering, Brad Burris-Fire Services, Dan Hickey-Fire Services, Dale Parrett-Public Works, Terry Neal-Attorney, Marie Keenum-911 Coordinator, and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

Approval of Minutes-

Mr. Helms made a motion to approve the minutes from January 3, 2005. Mrs. Keenum seconded the motion and the motion carried.

OLD BUSINESS-

None

NEW BUSINESS-

VOS: Adriana Villas – Major Development – Preliminary Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requested the development of a 71-unit subdivision. Staff comments were discussed and included the following items: rear yard drainage easements, and street names. The street names will be included on the engineering plans.

Mr. Springstead moved to approve the preliminary plans, subject to all comments being addressed. Mr. Helms seconded the motion and the motion carried.

VOS: Unit 137 – Major Development – Preliminary Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requested preliminary approval to develop a 152-unit subdivision. Staff comments were discussed and included the following items: street names and site data table information. Emergency exits were discussed since this is not a walled villa. The County's traffic engineer approved the design layout.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

VOS: Unit 140 – Major Development – Preliminary Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requested preliminary approval to develop a 130-unit subdivision. Staff comments were discussed and included the following items: screening requirements for the recreation center/postal park and street names. The proposed screening will consist of landscape greenery.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed.

Mr. Parrett seconded the motion and the motion carried.

Mr. Springstead and Mr. Hickey excused themselves at 2:10 PM.

Grand Oak Town Homes – Conceptual Review

Randy Fleming, National Development Company, was present and requested conceptual approval to construct 60 town homes configured within 10 separate buildings consisting of 6 units each. Staff comments were discussed and included the following items: traffic impact study, accel/decel lanes on US 301, improvements to CR 542D, and individual addressing for each building. Mrs. Rogers recommended the applicant meet with Mr. Lukert prior to submitting for building permits. Mr. Fleming explained he was still searching for an architect. Mr. Fleming stated the pool might be deleted from the site plan layout. This will be a rental complex. The proposed type of firewall was discussed. Engineering comments were discussed and included the following items: retention/detention system, on-site sidewalks, tot lot, and recreational areas. Sidewalks will provide interior access to the recreational areas. Driveways, garages, laundry rooms, and porch areas will be provided for each unit.

Mr. Helms moved to approve the conceptual plans, subject to all comments being addressed on the preliminary plans. Mrs. Keenum seconded the motion and the motion carried.

The next meeting is scheduled for January 24, 2005.

The meeting adjourned at 2:25 PM.